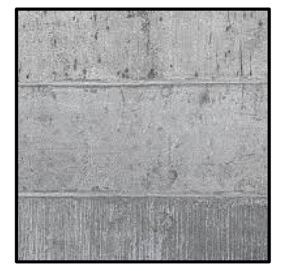
MAMMOTH LAKES AFFORDABLE HOUSING

60 JOAQUIN ROAD MAMMOTH LAKES CA

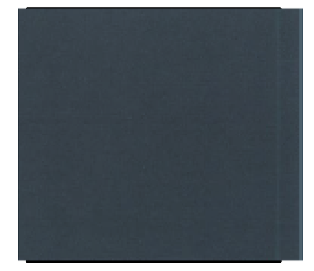
HARDIE OR ALLURA VERTICAL SIDING

FIBERGLASS WINDOWS & DOORS

CONCRETE FOUNDATION

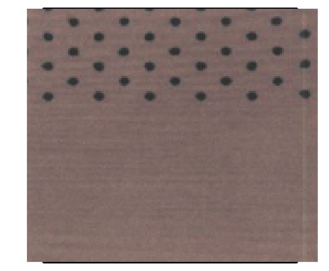


HARDIE OR ALLURA FINE SAND PANELS



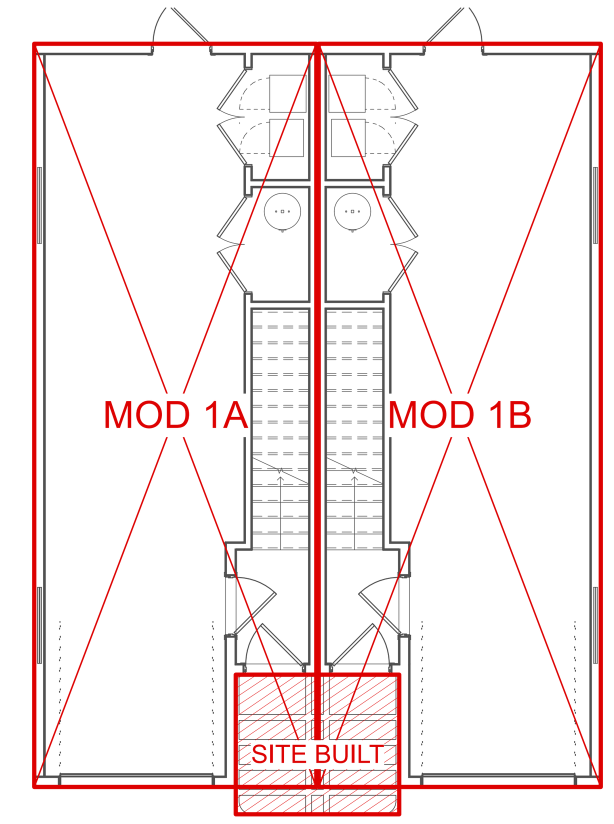
PAINTED FIBER CEMENT TRIM

FIBER CEMENT SOFFITS

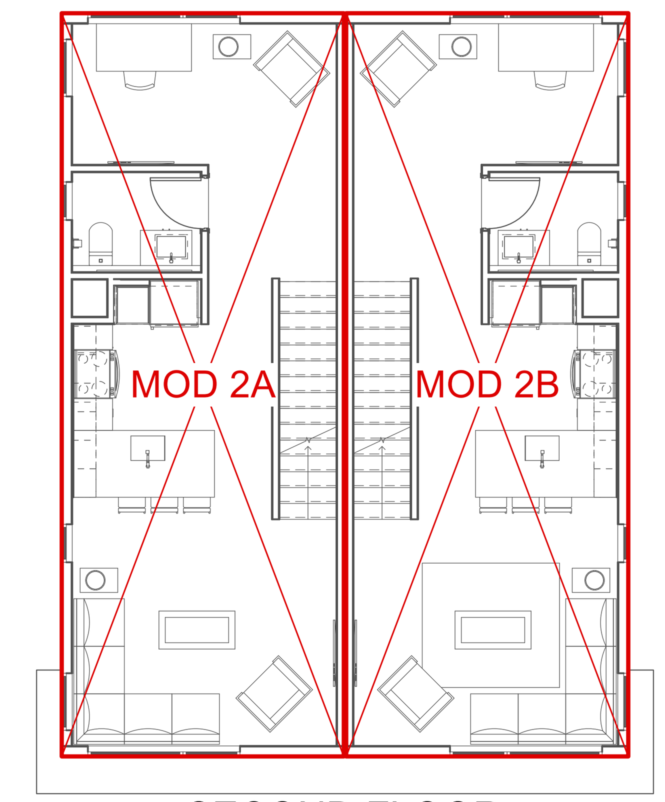


ALL EXTERIOR FINISHES WUI-COMPLIANT

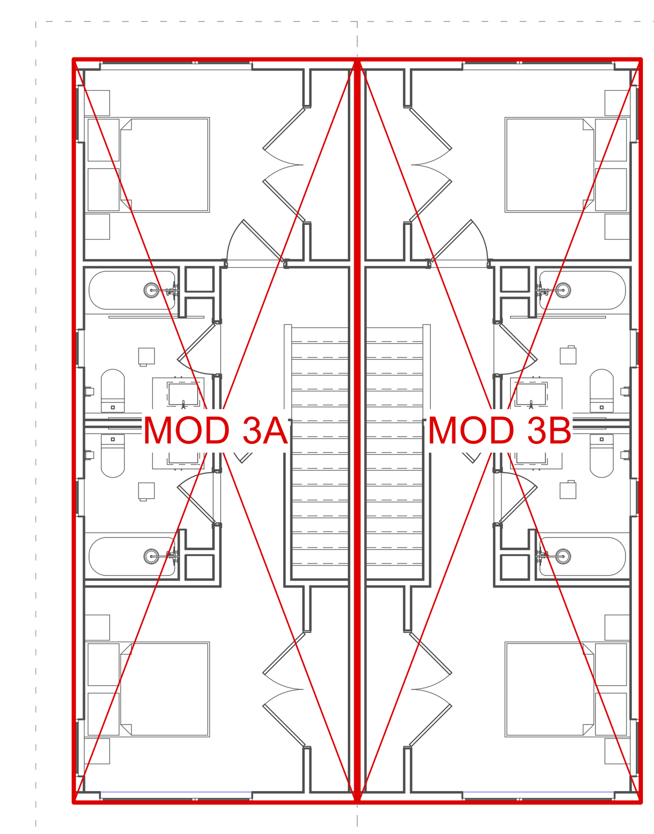
1 CONCEPT RENDERING / MATERIALS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

2 MODULAR LAYOUT 1/8" = 1'-0"

LICENSED ARCHITECT
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES
285 Washington Street
Somerville, MA 02143
617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

COVER

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scale

AS NOTED

sheet

A 0.0

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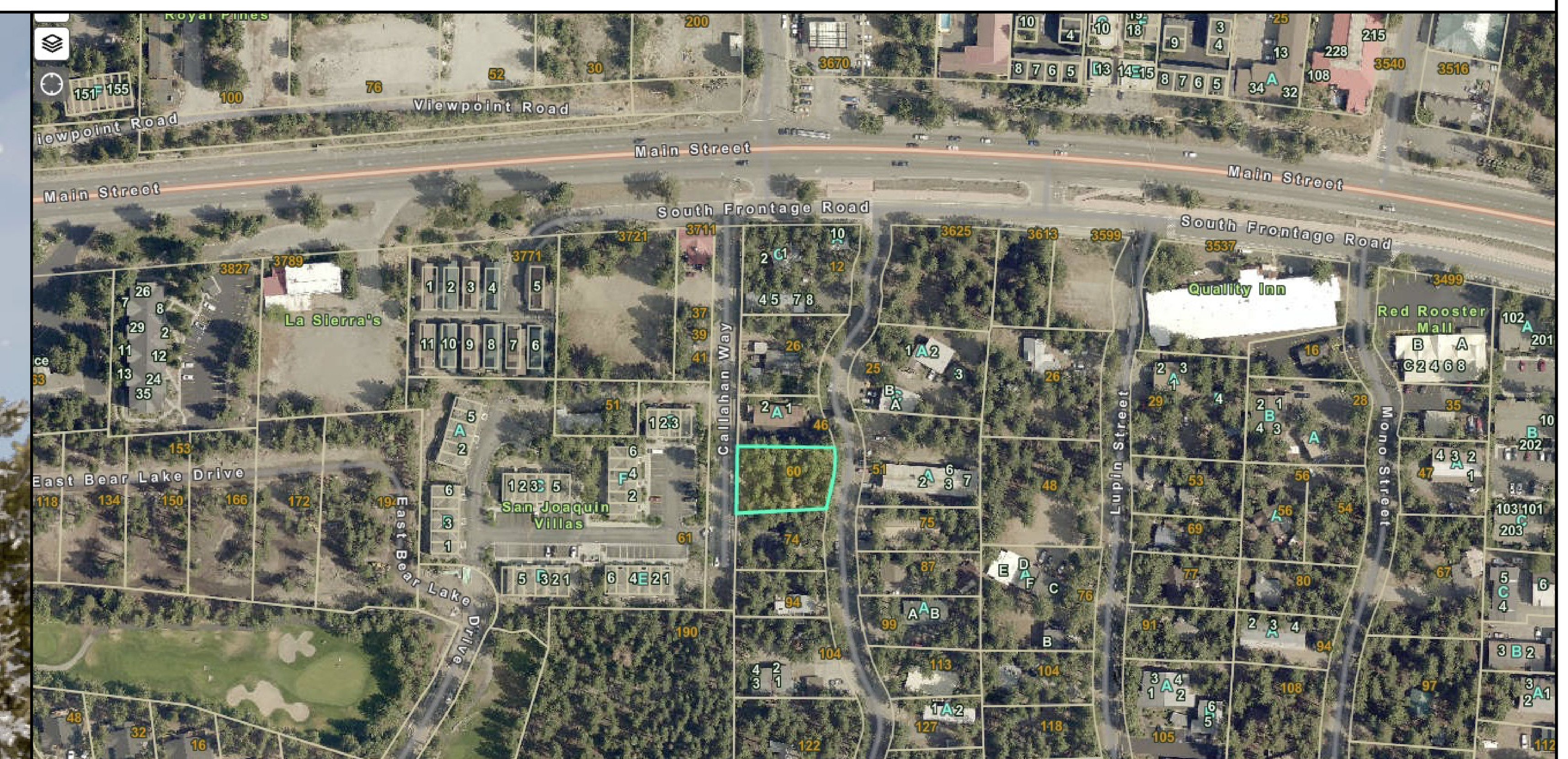
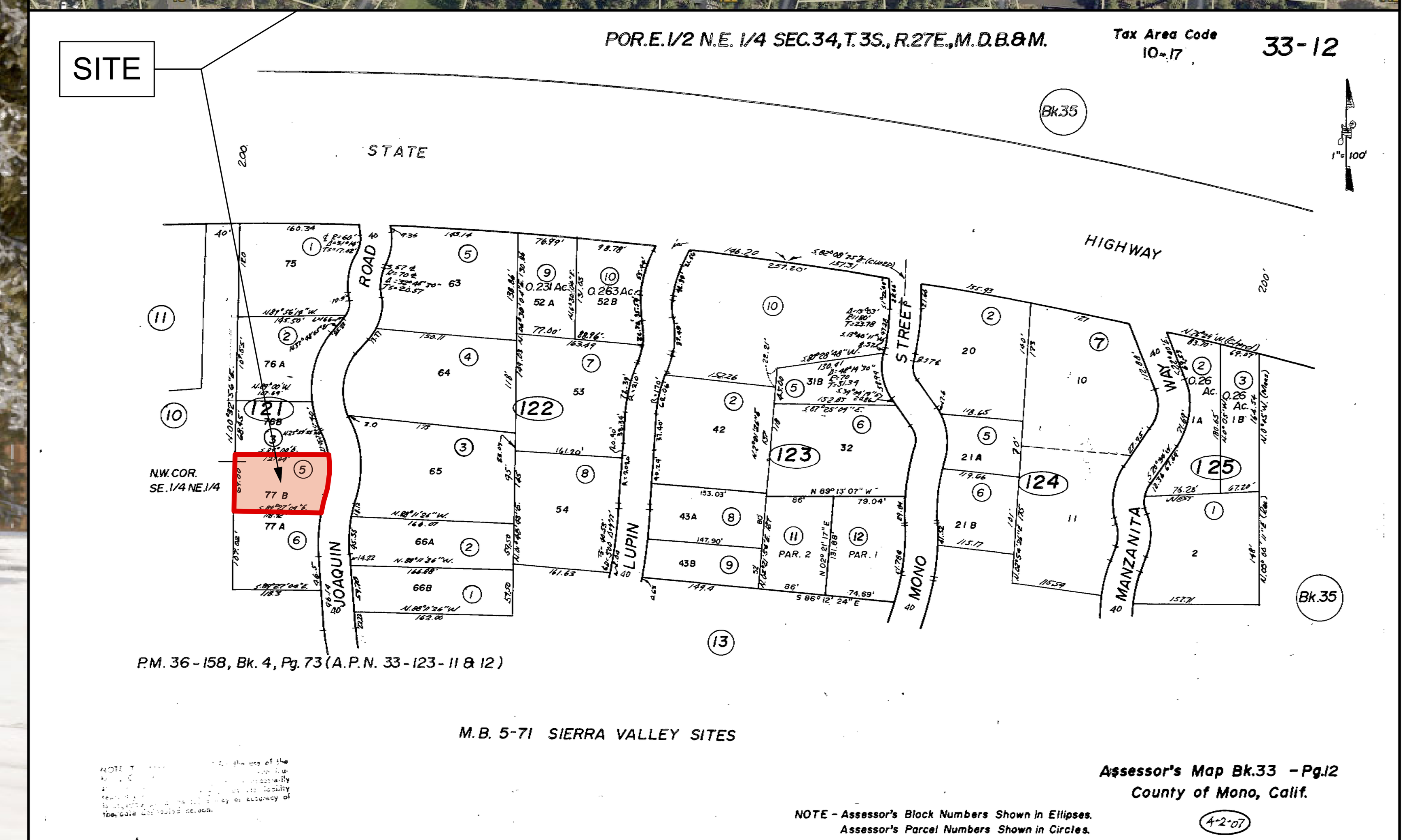
M A M M O T H   L A K E S   A F F O R D A B L E   H O U S I N G

6 0   J O A Q U I N   R O A D   M A M M O T H   L A K E S   C A

1 CONCEPTUAL RENDERING





3 VICINITY MAP / PARCEL MAP

ARCHITECTURAL

X	A-0.0	COVER
X	A-0.1	PROJECT INFO
X	A-0.5	AXONOMETRICS
X	A-0.6	MODULAR DIAGRAMS
X	1 of 1	SURVEY
X	A-1.2	SITE DEVELOPMENT PLAN
X	A-2.0	FOUNDATION PLAN
X	A-2.1	LEVEL 1 PLAN
X	A-2.2	LEVEL 2 PLAN
X	A-2.3	LEVEL 3 PLAN
X	A-2.4	ROOF PLAN
X	A-3.0	SECTIONS
X	A-4.0	EXTERIOR ELEVATIONS
X	A-4.1	EXTERIOR ELEVATIONS
X	A-6.0	CONSTRUCTION DETAILS
X	A-6.1	CONSTRUCTION DETAILS
X	A-6.2	CONSTRUCTION DETAILS
X	A-6.3	CONSTRUCTION DETAILS

4 TABLE OF CONTENTS

PROJECT DATA **(PER UNIT)**

LEVEL 2	580 SQFT
LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

APN#:	033-121-005-000
ZONING:	RMF-1
OCCUPANCY:	R-3 / U
CONSTRUCTION TYPE:	V-B
SITE DIMENSIONS:	SEE SURVEY
SITE AREA:	8,671 SF
PARKING:	(2x) INT SPACES PER UNIT + (4x) EXT SPACES
HEIGHT RESTRICTION:	35'-0"
FRONT SETBACK:	20'-0"
SIDE SETBACKS:	10'-0" reduced to 8'-0"
REAR SETBACK:	10'-0"

5 SITE & BUILDING INFORMATION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF
(2x) FIRE SPRINKLERED 3-STORY DUPLEXES W/ ATTACHED TANDEM GARAGES

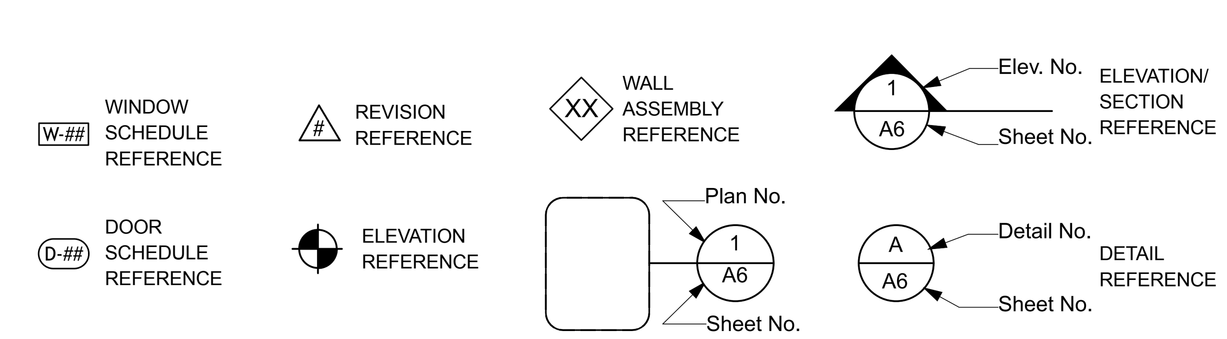
6 PROJECT DESCRIPTION

These plans shall comply with the following current adopted editions of the California Residential & Building Code Series:

2019 CA BUILDING CODE
2019 CA MECHANCAL CODE
2019 RESIDENTIAL CODE
2022 CA ENERGY CODE
2019 CA PLUMBING CODE
2019 CA GREEN CODE
2019 CA ELECTRICAL CODE

"PURSUANT TO SECTION 19981 (C) OF THE HEALTH AND SAFETY CODE, NO FACTORY-BUILT HOUSING SHALL BE IN ANY WAY MODIFIED DURING INSTALLATION UNLESS APPROVAL FOR SUCH MODIFICATION IS FIRST OBTAINED FROM THE LOCAL ENFORCEMENT AGENCY"

7 CODE REFERENCE



8 SYMBOLS

OWNER	SITE ARCHITECT	MODULAR ARCHITECT	SURVEY/CIVIL	SITE STRUCTURAL
PROMARK INVESTMENTS 223 E. THOUSAND OAKS BLVD. SUITE 412 THOUSAND OAKS, CA 91360 CONTACT: POORVA GARG T: 323.629.3569 E: poorva.garg1995@gmail.com	CLEVER HOMES by TOBY LONG DESIGN 6114 LA SALLE AVE #552 OAKLAND, CA 94611 CONTACT: TOBY LONG, AIA T: 415.905.9030 x1 C: 510.333.3447 E: toby@chxtld.com	VOLUMETRIC BUILDING COMPANIES 285 WASHINGTON ST #102 SOMERVILLE, MA 02143 CONTACT: KEVIN CUERVO T: 617-945-7741 E: kcuervo@vbc.co	TRIAD HOLMES P.O. BOX 1570 549 OLD MAMMOTH ROAD, SUITE 202 MAMMOTH LAKES, CA 93546 CONTACT: TOM PLATZ T: 760.934.7588 E: tplat. @thainc.com	INNOVATIVE STRUCTURAL ENGINEERING, INC. 29970 TECHNOLOGY DRIVE, #212 MURRIETA, CA 92563 CONTACT: SHANE LOTHROP, PE T: 951.600.0032 E: shane@iseengineers.com
GEOTECHNICAL	**MECH ELEC PLUMB**	**MODULAR STRUCTURE**		
SIERRA GEOTECHNICAL SERVICES, INC. PO BOX 5024, MAMMOTH LAKES, CA 93546 • PHN: CONTACT: JOSEPH A. ADLER T: 760.937.4608 E: info@sgsi.us	VOLUMETRIC BUILDING COMPANIES 285 WASHINGTON ST #102 SOMERVILLE, MA 02143 CONTACT: KEVIN CUERVO T: 617-945-7741 E: kcuervo@vbc.co	VOLUMETRIC BUILDING COMPANIES 285 WASHINGTON ST #102 SOMERVILLE, MA 02143 CONTACT: KEVIN CUERVO T: 617-945-7741 E: kcuervo@vbc.co		

9 CONTACT INFO

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scale

NA

sheet

A 0.1

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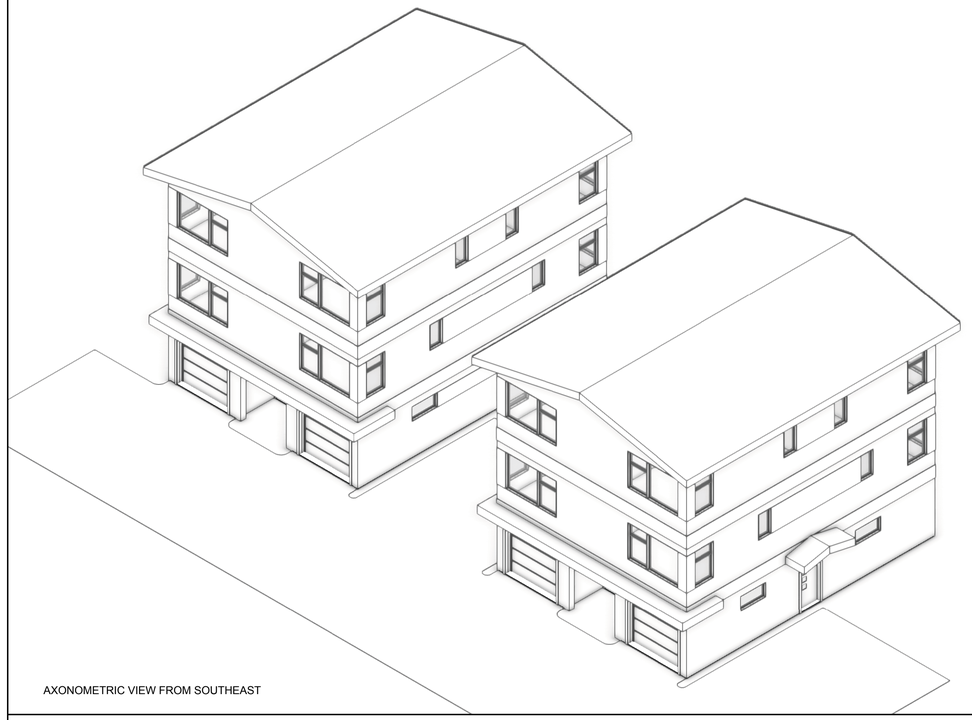
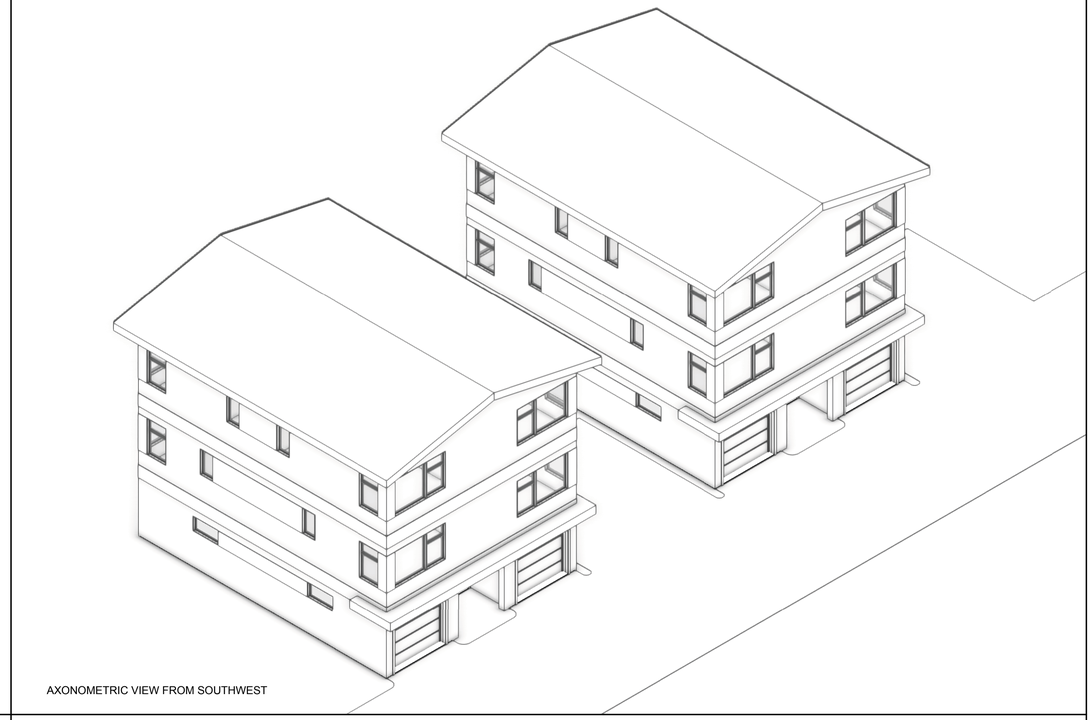


AXONOMETRIC VIEW FROM SOUTHEAST



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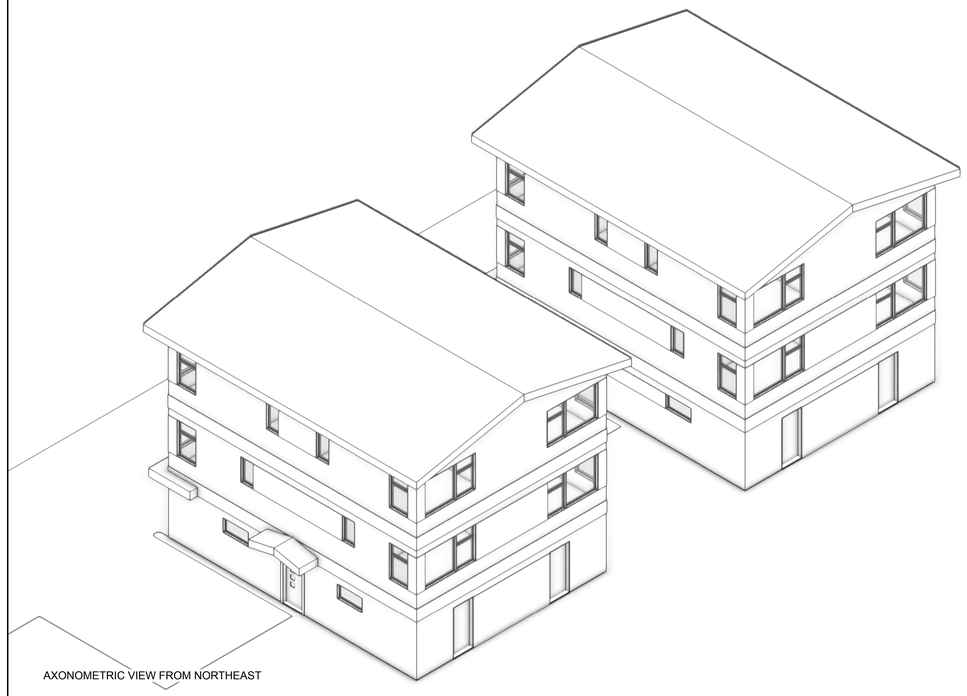

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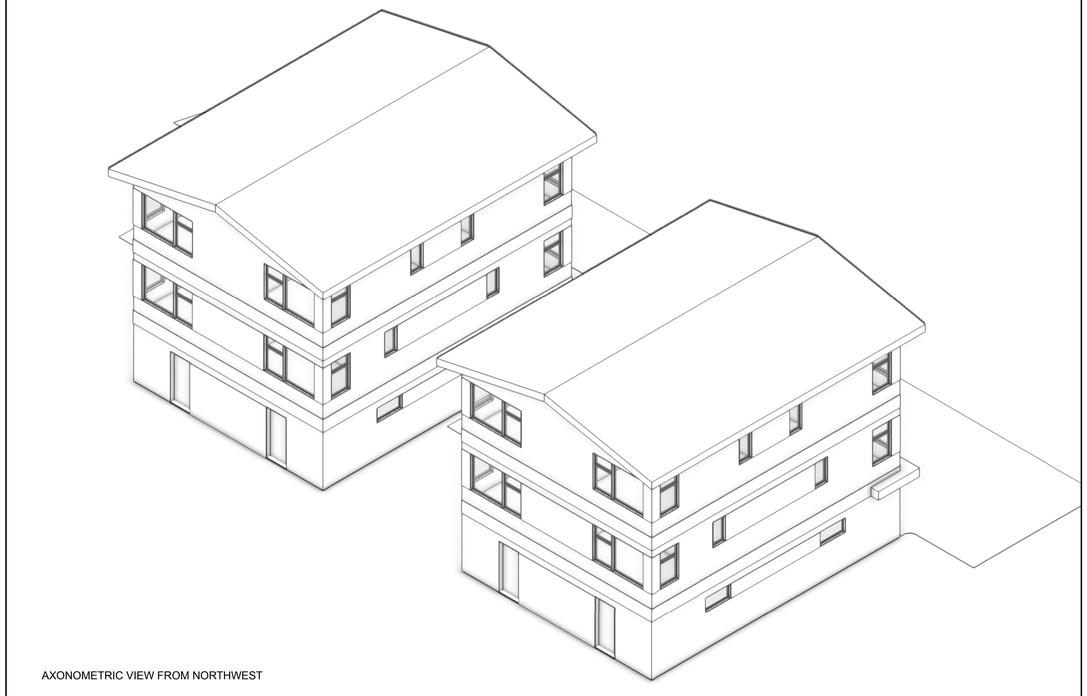

AXONOMETRIC VIEW FROM NORTHWEST

1 AXONOMETRICS

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MASSING

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scale

1/. "=1'-0"

sheet

A 0.5

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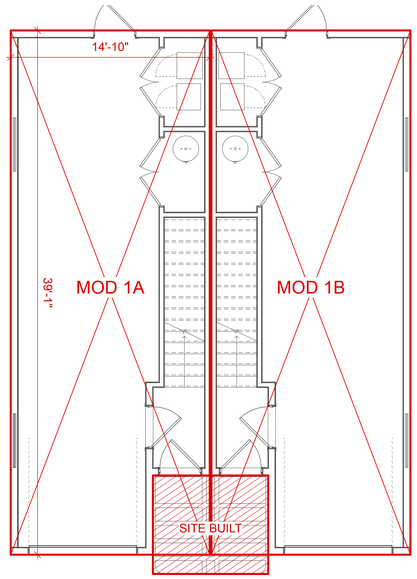

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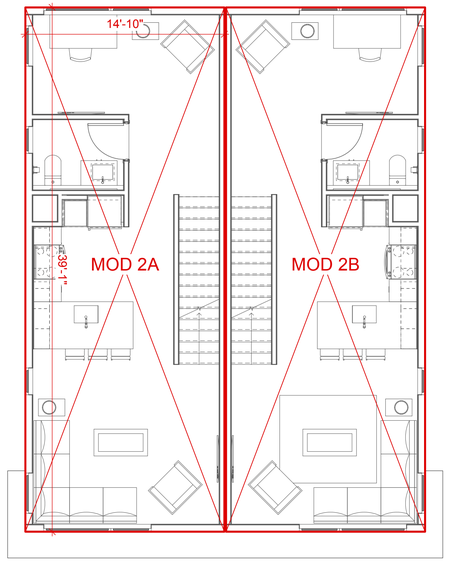

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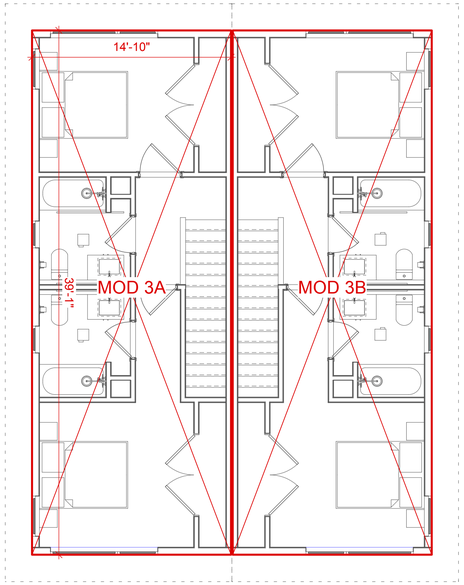
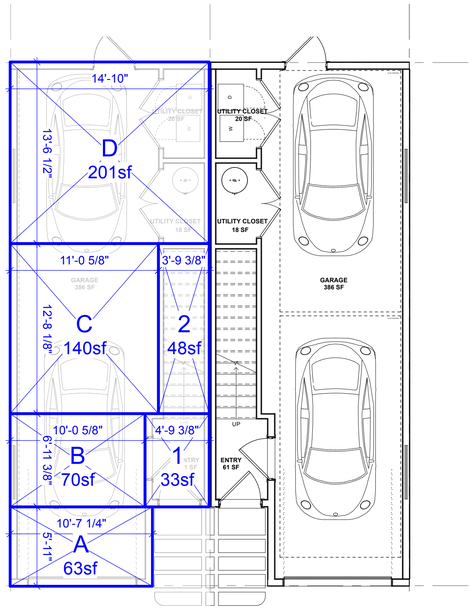


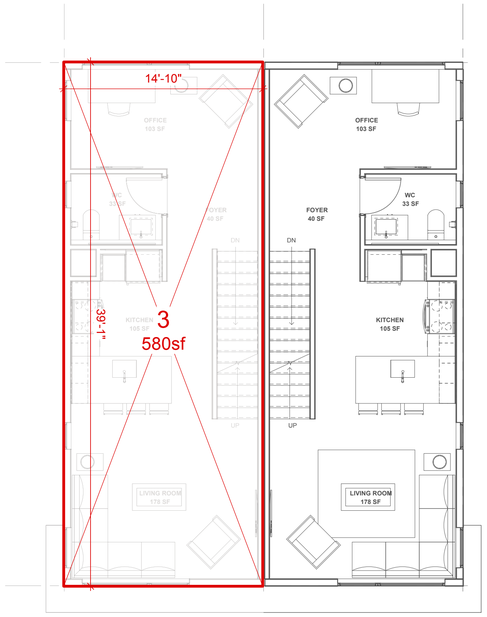
THIRD FLOOR

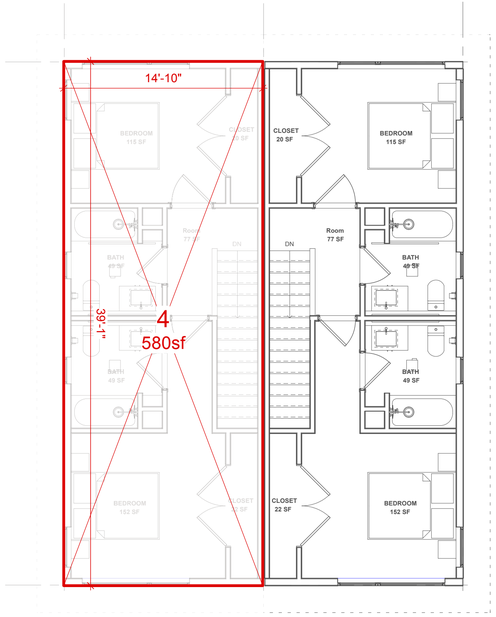
0 4 8 12 16 FT

1 MODULAR PLAN DIAGRAMS

3/16"=1'-0"







FLOOR AREA CALCS

UNCONDITIONED SPACES

1	33
2	48
A	63
B	70
C	140
D	201
LEVEL . :	*555sf*

CONDITIONED SPACES

3	580
4	580
LEVELS 2&3:	*1,160sf*

FLOOR AREA TOTAL: 1,715sf

0 4 8 12 16 FT

2 MODULAR SECTION DIAGRAM

3/16"=1'-0"

LICENSED ARCHITECT
JAMES E. LONGLEY
C-28651
REN. 10.31.23
STATE OF CALIFORNIA

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

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MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES

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kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
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MOD DIAGRAMS

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scale

3/16"=1'-0"

sheet

A 0.6

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1 SITE PLAN

COVERAGE / SNOW STORAGE

BUILDING COVERAGE:	2,226sf
PAVED AREA:	3,337sf
ENTRY PAVERS: +	182sf
TOTAL COVERAGE:	***5,745sf***
LOT AREA:	8,671sf
COVERAGE RATIO:	***66.3%***
SNOW STORAGE:	1,379sf
PAVED AREA:	3,337sf
SNOW STORAGE RATIO:	***41.3%***

LICENSED ARCHITECT C-28651 REN. 10.31.23 STATE OF CALIFORNIA

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SITE PLAN

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scale

1/8" = 1'-0"

sheet

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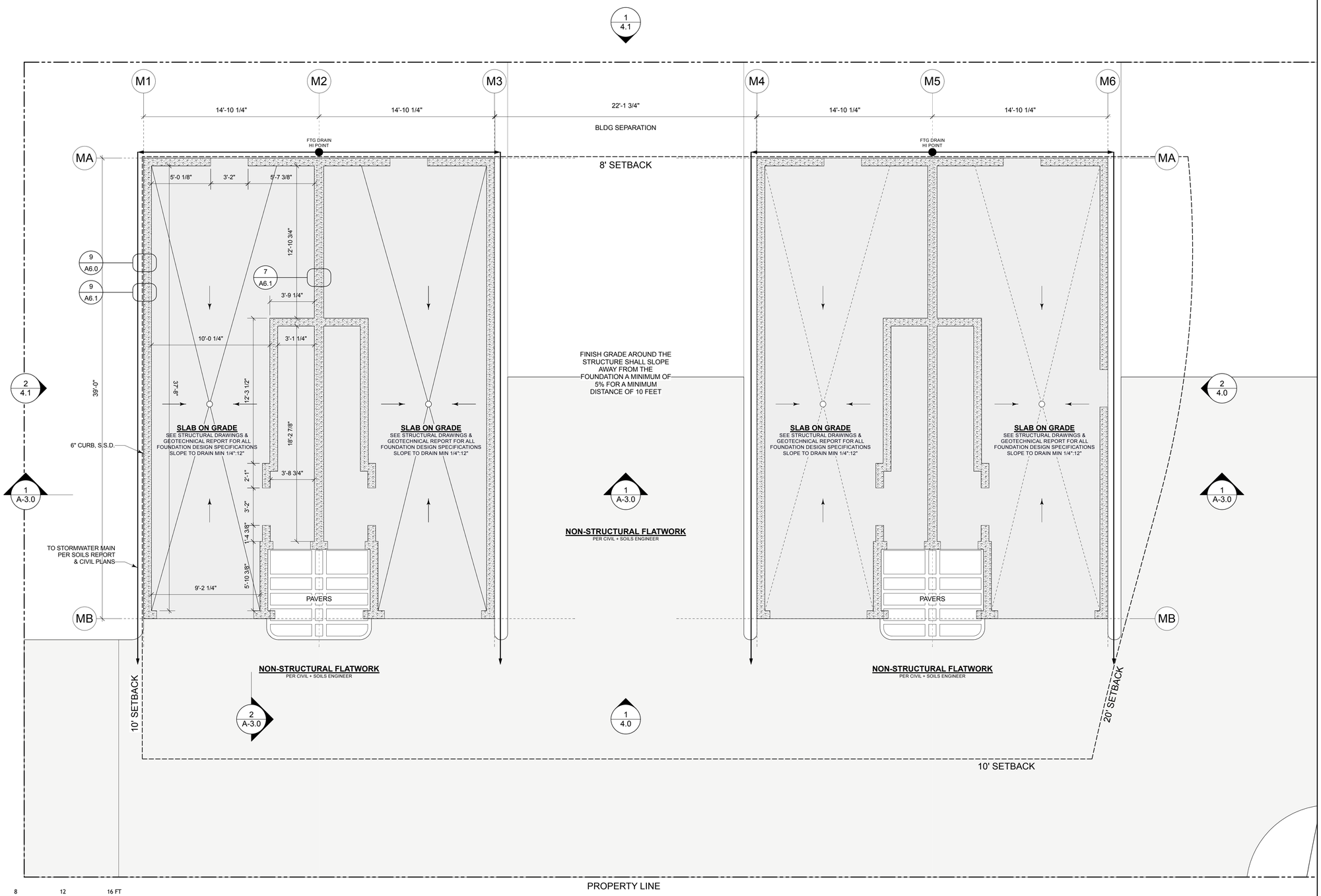

1 FOUNDATION PLAN

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FOUNDATION PLAN

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scale

1/4"=1'-0"

sheet

A 2.0

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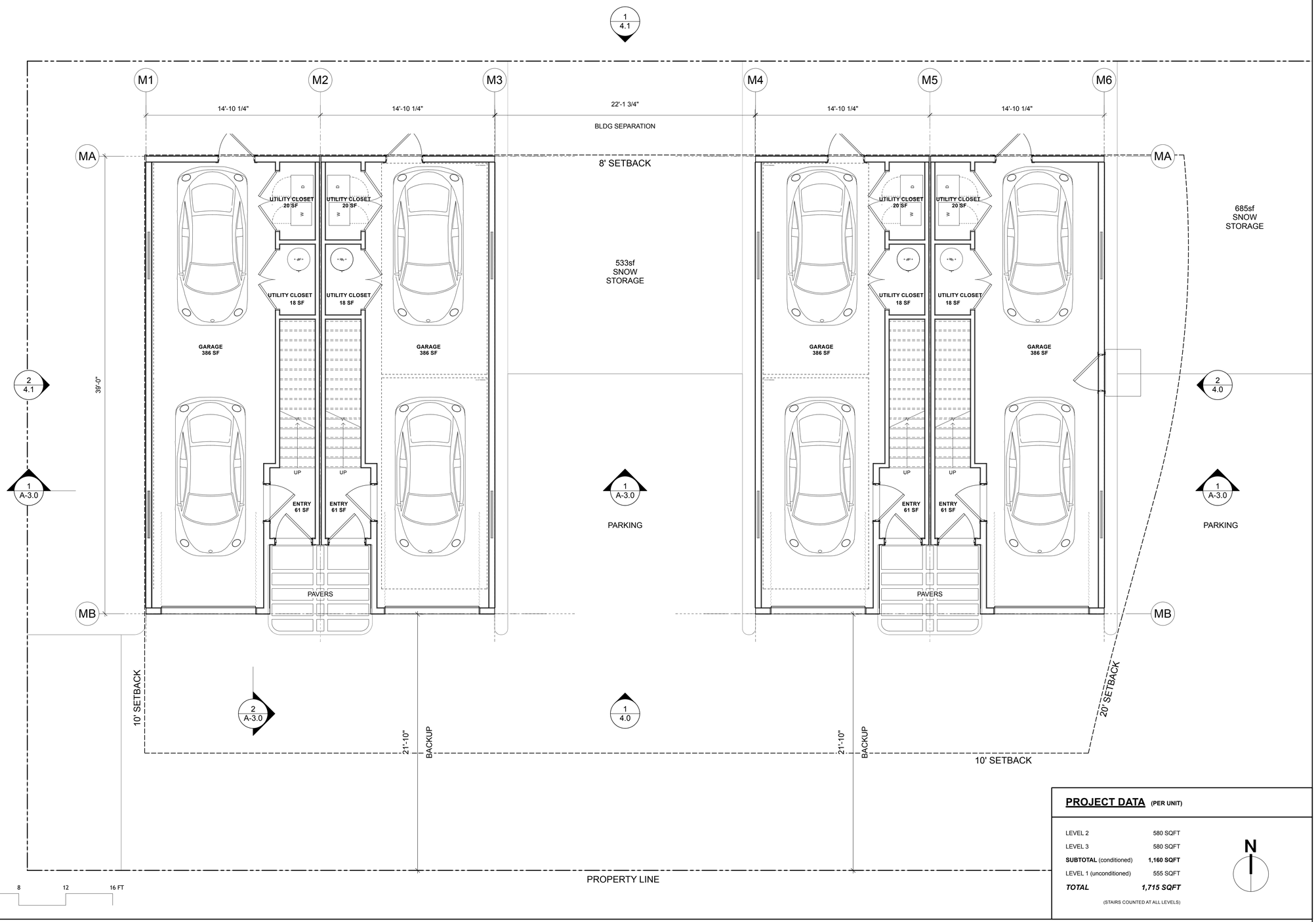

PROJECT DATA (PER UNIT)

LEVEL 2	580 SQFT
LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

N

1 LEVEL 1 PLAN

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scale

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sheet

A 2.1

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TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

N

PROPERTY LINE

0 4 8 12 16 FT

1 LEVEL 2 PLAN

LICENSED ARCHITECT
C-28651
STATE OF CALIFORNIA

ISSUE	DATE
RFP SUBMITTAL	031822
DESIGN REVIEW	031623
50% PERMIT SET	032423
100% PERMIT SET	051123

ARCHITECT - SITE SCOPE ONLY

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND CA 94611
TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

VOLUMETRIC BUILDING COMPANIES
285 Washington Street
Somerville, MA 02143
617.936.3482
Contact:
Kevin Cuervo
kcuervo@vbc.co

APPROVAL STAMP

TOWN OF MAMMOTH LAKES AFFORDABLE HOUSING

APN: 033-121-005-000
60 JOAQUIN ROAD
MAMMOTH LAKES, CA 93546

PLANS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THEEXPRESS WRITTEN PERMISSION OF **tobylongdesign**

scale

1/4"=1'-0"

sheet

A 2.2

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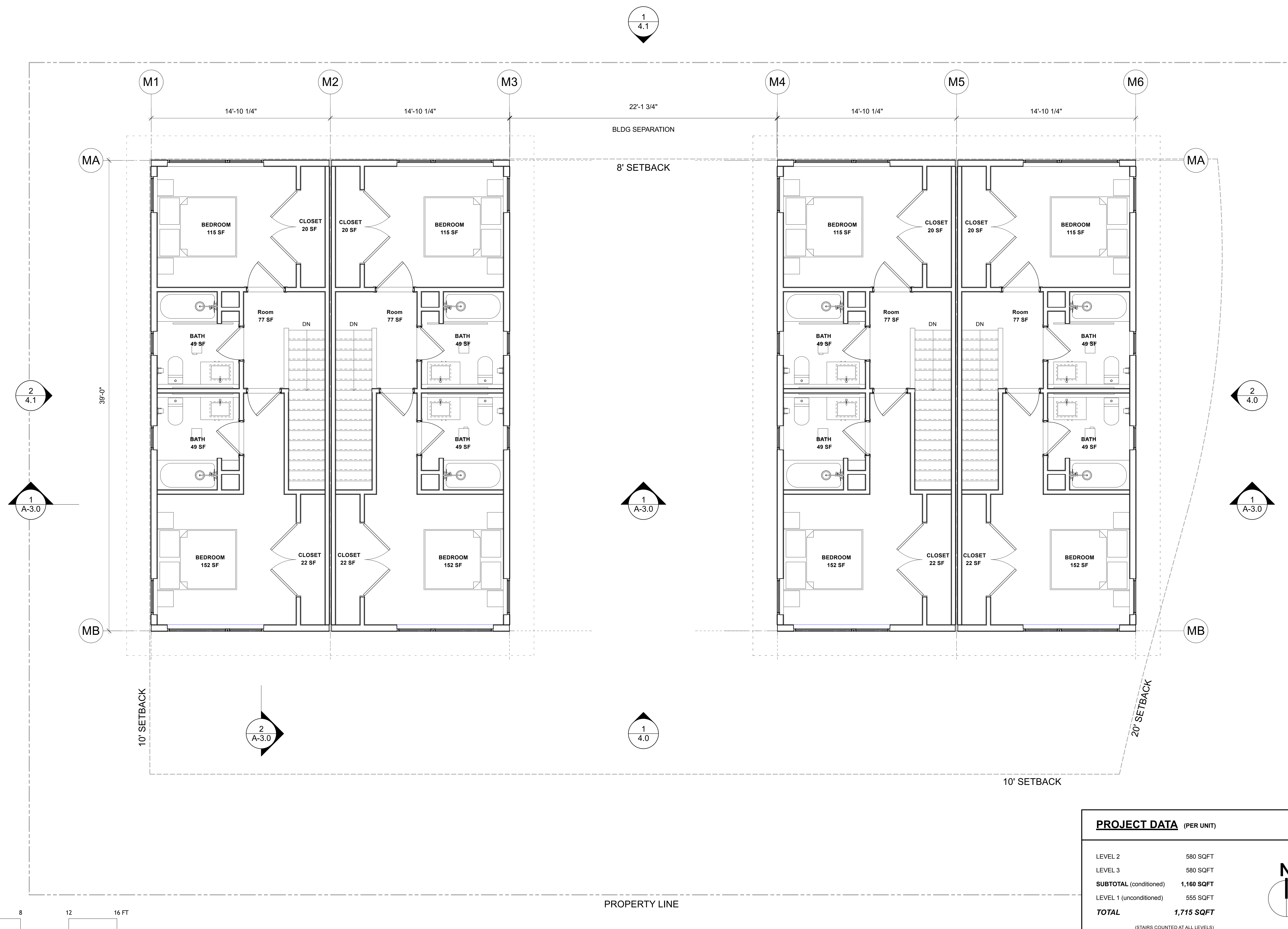

1 LEVEL 3 PLAN

PROJECT DATA (PER UNIT)

LEVEL 2	580 SQFT
LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

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scale

1/4"=1'-0"

sheet

A 2.3

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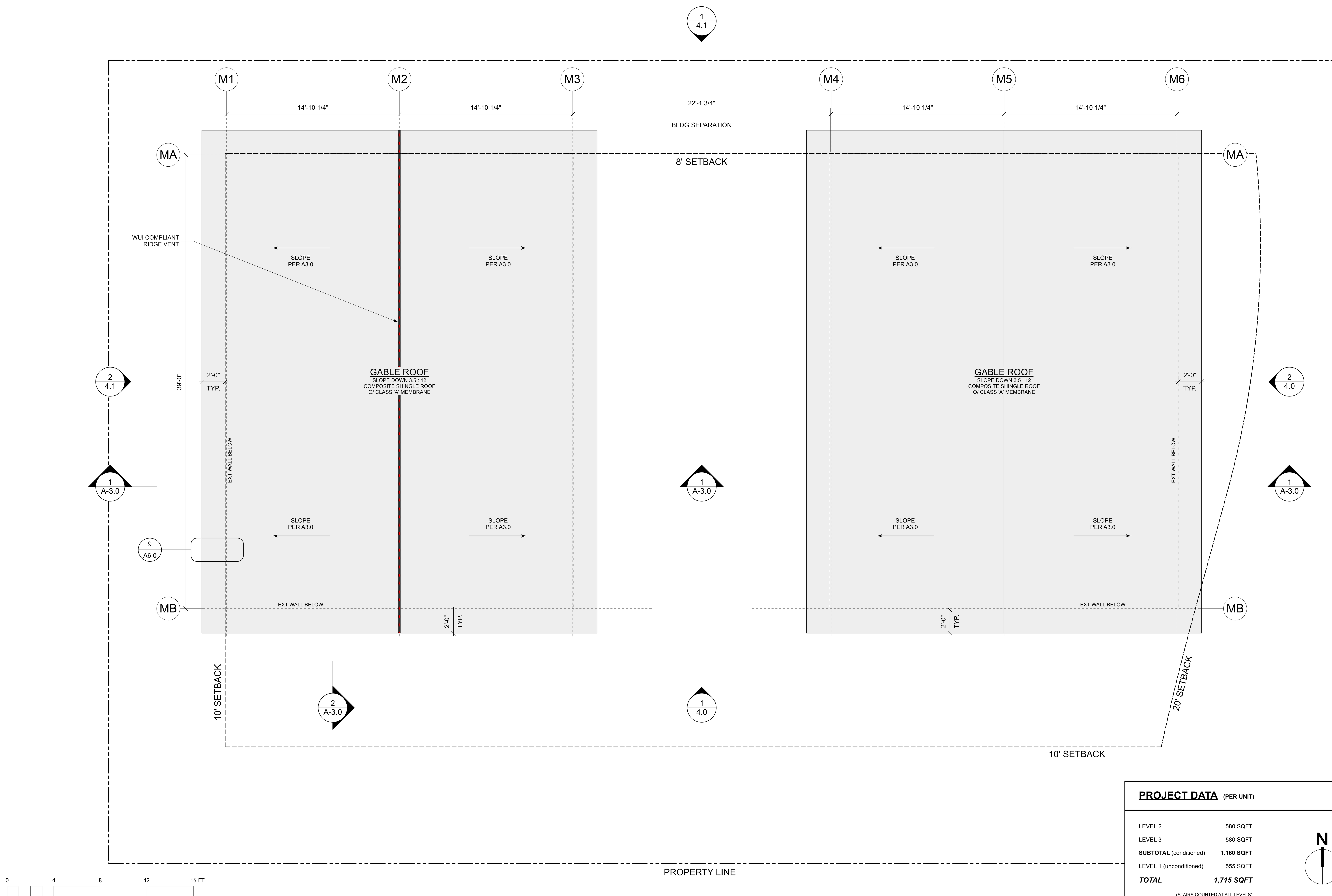

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LEVEL 2	580 SQFT
LEVEL 3	580 SQFT
SUBTOTAL (conditioned)	**1,160 SQFT**
LEVEL 1 (unconditioned)	555 SQFT
TOTAL	***1,715 SQFT***

(STAIRS COUNTED AT ALL LEVELS)

1 ROOF PLAN

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scale

1/4"=1'-0"

sheet

A 2.4

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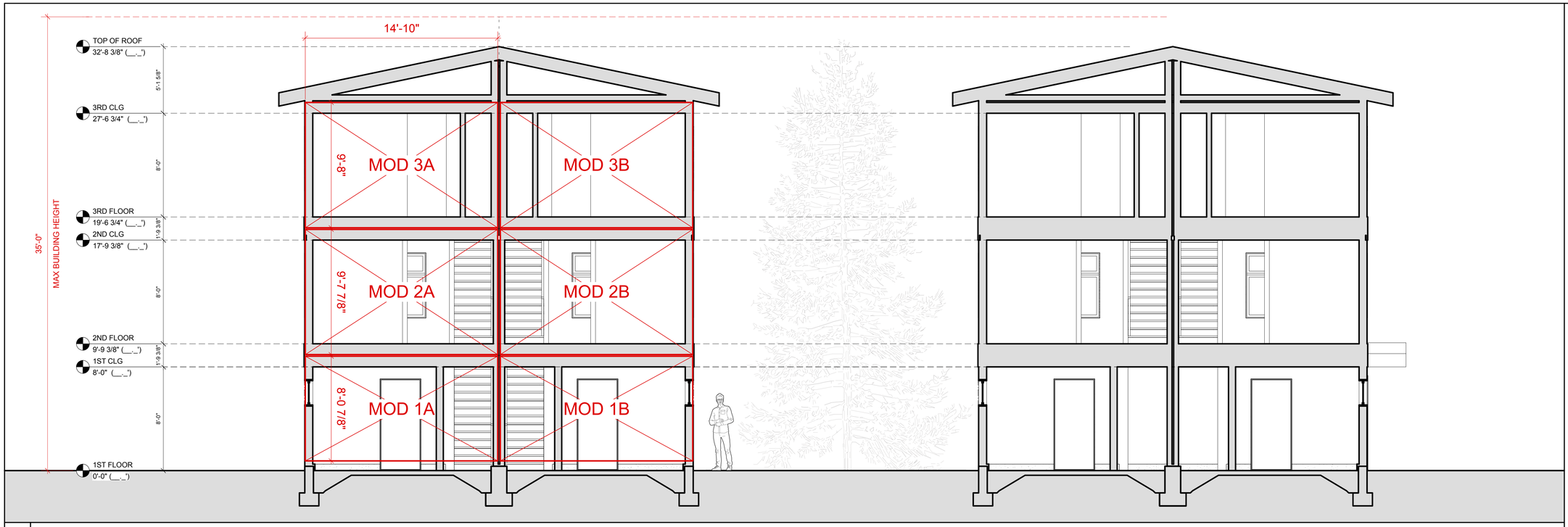
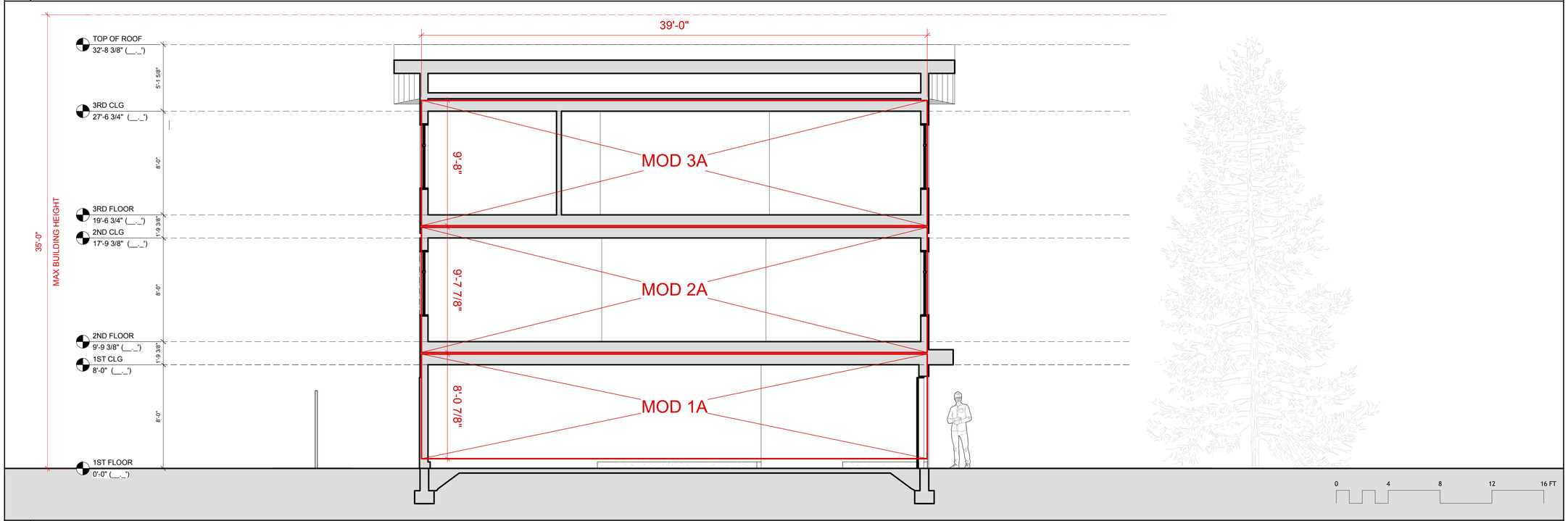


1 BUILDING CROSS SECTION



2 BUILDING CROSS SECTION

LICENSED ARCHITECT
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SECTIONS

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scale

1/4" = 1'-0"

sheet

A 3.0

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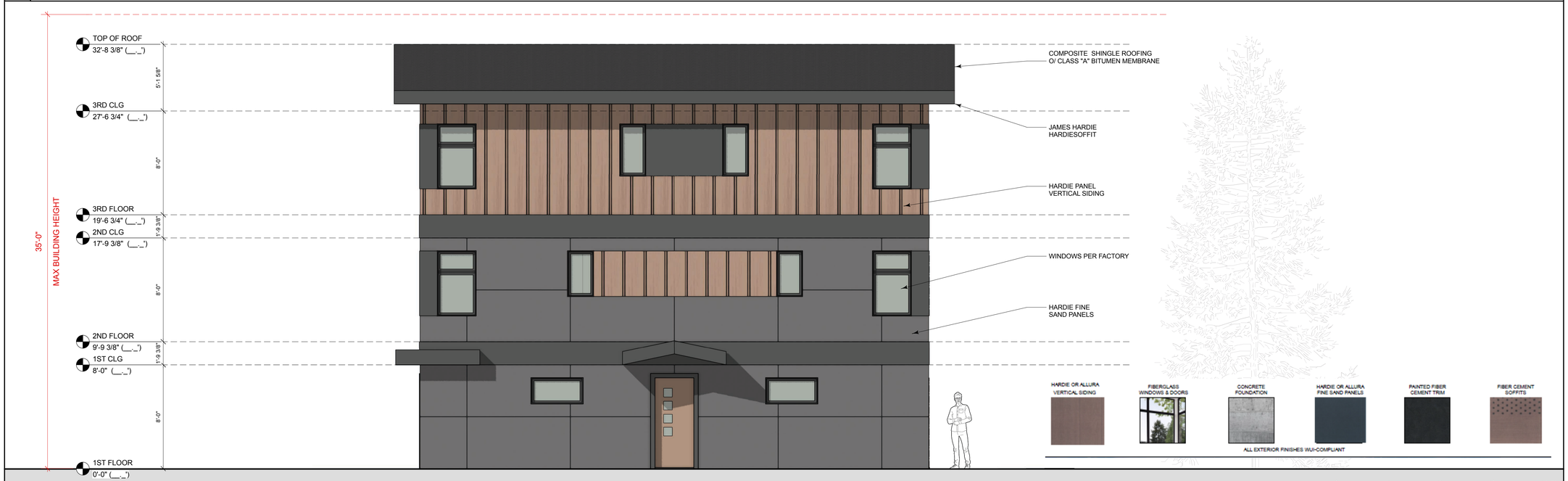
1 ELEVATION (FRONT)



2 SIDE ELEVATION

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scale

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sheet

A 4.0

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1 ELEVATION (REAR)

2 SIDE ELEVATION

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scale

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sheet

A 4.1

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